

**AGENDA  
Zoning Board  
Borough of Rumson  
August 20, 2013**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**1. The continued application of Siobhan & Peter Hogan, 27 Forrest Avenue (Block 39, Lot 19, R-5 Zone) for installation of a 14' x 28' in-ground pool at the existing single-family residence. The application has been rescheduled to the September 17, 2013 meeting.**

**2. The continued application of Mark & Adrian Marascio, 1 Lennox Avenue (Corner East River Road) Lennox Avenue (Primary Front) and East River Road (Secondary Front) / Block 38, Lot 1, R-5 Zone) to construct new secondary front two-story addition and second floor addition, and open covered front porches in the primary and secondary front yards at the existing single-family residence. Based on the Board's review and discussion relative to this application at the July 16, 2013 meeting the applicant submitted a revised Architectural plan by Robert W. Adler & Associates, 7 sheets, dated 05/29/13, last revised 08/05/13. Revised plan reduces the Lennox Avenue front porch depth from 9.52 feet to 6.52 feet. and provides additional landscape screening along rear property line. New construction will create non-conformities in the Lennox Avenue Porch Front Setback 30 feet Required; 26.42 feet Proposed and increase the non-conformity in Rear Setback 35 feet Required; 21.42 Proposed.**

**3. The continued application of Brian & Colleen Hennen, 54 Shrewsbury Drive (Corner Osprey Lane) Shrewsbury Drive (Primary Front) and Osprey Lane (Secondary Front) / Block 126, Lot 11, R-1 Zone) to raze the existing residence, retaining the existing pool and patio. Construct a new single-family residence and cabana at the existing premises. Residence will be elevated to comply with required flood elevation. The property is currently non-conforming in Secondary Lot Width and Frontage (Osprey Lane) Required 250 feet / Existing 200 feet, Corner Lot Shape Required 100 feet / Existing 50 feet and accessory structure pool and patio located in secondary front yard. Based on the Board's review and discussion relative to this application at the July 16, 2013 meeting the applicant submitted revised Plot Plan Two River Engineering, by A. J. Garito, Jr., 4 sheets, dated 7/5/13, sheets 2 & 3 Revised 8/12/13. Revised plan orients the widest part of the existing driveway behind the front setback line for the new proposed house. New construction will create non-conformity in by the orientation of the new residence to face Shrewsbury Drive, Primary Front Setback Required 100 feet (Shrewsbury Drive) / 54 feet Proposed, accessory building (proposed cabana) to be located in secondary front yard, driveway exceeds the permitted width of 15 feet within the required front setback and having an accessory structure (pool & patio) on the property without principal building.**

**4. The application of Ira & Lynette Zohn, 81 Navesink Avenue (Block 134, Lot 21, R-2 Zone) to raise roof of existing attached garage increasing ceiling height (current second floor over garage included in existing floor area) at the existing single-family. The residence is currently non-conforming in Side Setback Required Side Setback Required one side 25 feet and total sides of 50 feet; Existing one side 19.95 feet and total sides of 81.23 feet and garage doors should be oriented so they are not visible from street frontage; garage doors face Navesink Avenue. In addition, existing driveway width exceeds permitted width of 15 feet; existing driveway width 40 feet, at widest point. New construction will be in the required side setback.**

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**5.** The application of **Yellow Brook Property Co., LLC**, 73 Rumson Road (Block 131, Lot 2, R-4 Zone) to raze the existing dwelling and construct a new single-family residence at the existing premises. New construction will create non-conformity in Maximum Floor Area 3,500 sf. Permitted / 3,849 sf. Proposed.

**6.** The application **Michael & Perry Parkes**, 34 Blackpoint Horseshoe (Block 78, Lot 5, R-2 Zone) to construct a new partial second floor addition and front dormer, rear one-story addition and dormer and reconfigure driveway at the existing single-family residence. Existing residence will be elevated to comply with the required flood elevation. The property is currently non-conforming in Interior Lot Shape 100 feet Required; 18 feet Existing and the residence is currently non-conforming in Front Setback 75 Required; 52.3 feet Building & 50 feet porch Existing and Minimum Side Setback Required 42.5 feet one side and 102.5 feet total sides; Existing 25.1 feet one side and 214.1 feet total sides. New construction will be in and will be in the required front setback.

**7. Executive Session** (If Necessary).

**ADMINISTRATIVE:**

**Approval of July 16, 2013 Minutes**

**Approval of August 20, 2013 Resolutions:**

**Mark & Adrian Marascio**, 1 Lennox Avenue (Block 38, Lot 1, R-5 Zone)

**Jeffrey Wadley**, 17 Grant Avenue (Block 139, Lot 1, R-5 Zone)

**Brian & Colleen Hennen**, 54 Shrewsbury Drive (Block 126, Lot 11, R-1 Zone)

**Sean & Marion Moran**, 9 North Ward Avenue, ( Block 80, Lot 20, R-2 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service